

**Community Preservation Act Committee (CPAC) Meeting
Minutes Tuesday, January 22, 2008**

CALL TO ORDER: The meeting was called to order by Peter Jessop at 7:10 p.m. in the Town Room of Town Hall

COMMITTEE MEMBERS IN ATTENDANCE:

Liv Baker, Conservation Commission, Denise Barberet, Planning Board, Louis Greenbaum, Historical Commission, Peter Jessop, Housing Authority, Chair, Vladimir Morales, Vince O'Connor (arrived 7:19), Vice Chair, Mary Streeter, Clerk

COMMITTEE MEMBERS ABSENT: Kimberley Broderick, Stan Ziomek, LSSE

STAFF / OTHERS IN ATTENDANCE:

Sonia Aldrich, Comptroller, David Ziomek, Conservation and Planning Director, (arrived 7:30), Linda Chalfant, recreation, Hwei-Ling Greeney, Nancy Gregg, Hilda Greenbaum, Charles Traitor

Agenda

- Introductions
- Review of minutes
- Financial review
- Preliminary review of proposals received
- Establish dates for presentations by Committees or Commissions
- Discuss of increasing CPA surcharge to 3%
- Adjourn

Introductions: Peter welcomed Liv Baker as the representative from the Conservation Commission

Approval of Minutes

Denise made a motion seconded by **Vladimir** to accept the minutes of **10/16/08**.

Vote 5-0-1 to approve; (Liv abstained)

Discussion of Financial Status

Estimated FY08 end deficit of \$8,100. Estimate of 80% match for FY09 is conservative because more and more cities and towns are joining CPA. We get match money in Oct. We have \$150,000 that is not designated for Town Meeting to appropriate for a large project. \$50,000 is for open space. The \$10,000 we didn't spend on the Cows APR will go back into the fund. \$56,000 in FY07 went back into fund balance. We start paying for Town Hall in FY 09.

Dave Ziomek explained that we got a permanent historic preservation restriction on the Kimball house. We had to give up 1½ acres of land. We have to pay the State some money - \$25,000 from the Cherewatti family + \$50,000 from historic preservation funds which was transferred to Open Space while we were negotiating. The State said they're going to hold \$50,000 in Boston for future APR's for Amherst. There's an additional debt of about \$25,600 for next 4 years. Commonwealth has challenged us to put in 10 acres in APR. So we have between \$447,000 and \$597,000.

Distribution of Kopelman and Paige Memo 11/15/07

Vince distributed copies of the memo. We need to get a sense of where we've committed ourselves with regard to Plum Brook. We should read memo and put it on our agenda for next time. At least one town has been sued for using the funds possibly in the way that we used money for Plum Brook. Linda said before the recommendation was brought to Town Meeting the State CPA attorney and our attorney were on record that this was perfectly fine. There may be an appeal or the Legislature may refine the act.

Affordable Housing Preliminary Proposal

Nancy Gregg stated that the Housing Partnership Committee is withdrawing some proposals after consultation with Kopelman and Paige, the Town Counsel. CPA money for affordable housing must produce new affordable housing rather than a rental assistance plan. She believes 5% of CPAC funds can be administrative funds that could be used on appraisals. Proposals for Habitat for Humanity materials and pre development funds will stay in for now. There are 11 units of housing going up on Main Street. Peter suggested she come back to this committee on Feb. 26 to present proposals. Nancy stated that the Housing Partnership Committee has updated their book from about 3-4 years ago that gives information on affordable housing.

Open Space & Recreation Proposals

Linda Chalfant submitted a 1-page placeholder proposal for appraisals for park land and survey work. Town Counsel has not yet weighed in on this. Dave encouraged Linda to develop collaborative projects for conservation and recreation. Urban Self Help & Self Help grants each require 2 appraisals from independent professionals. Members of the committee requested copies of draft Open Space & Recreation plan. Mary said Hadley has lots of land and asked if Amherst CPA funds can buy fields in Hadley. She suggested there could be a deal with Hadley where they access Amherst's program infrastructure in return for use of their fields. Dave said he believes the Town can spend money in another town.

Dave said the Conservation Commission will meet tomorrow night to discuss Ms. Gray's proposal for South East Street and the Tietjen APR on South East Street.

Historical Commission Proposals

Louis discussed Henry Hills House (aka Amherst Boys & Girls Club). Barry Roberts bought it, subdivided the property & sold parcels. There may be someone coming forward with a project. Amherst Women's Club Carriage House needs roof repairs. The Unitarian Meeting House has stained glass windows by Louis Tiffany and LaFarge that need preservation. They have arranged a first class restorer. The Historical Commission voted unanimously to request \$30,000. There may also be requests from Jones Library and the Emily Dickinson House, and for a survey of barns. Vince expressed concern about the pace & restoration of archival materials. He would like to see a plan that would also include preservation of Town Meeting and Select Board videotapes. Louis said the Commonwealth takes a proprietary interest in a property once it gives it money. Peter asked if Unitarian Church and Women's Club would understand the restrictions that would be placed on their properties. Louis said they do.

The CPA Committee will have a meeting to hear proposal presentations from each group on Feb. 26, 2008 in the Town Room at 6:00PM. After that we will have another meeting to deliberate & call back representatives to answer questions. We will put a discussion of the CPA surcharge on another agenda.

Next Committee Meeting Dates

Next Meetings - Town Room, second floor
Tuesday, February 26, 2008 6:00 p.m.,
Tuesday, March 11, 2008
Tuesday, March 25, 2008

Follow Up:

Read the Kopelman and Paige memo.

Motion to adjourn at 9:33 pm. Voted unanimously 6-0-0.

Documents Distributed

- Agenda
- Financial information from Sonia Aldrich
- Housing Partnership funding request 12/14/07
- Preliminary Project list from David Ziomek 1/21/08
- FY09 Proposal for funding from Linda Chalfant 1/21/08
- Historic Preservation Projects 1/18/08
- 5-page document dated Special Town Meeting 1/11/06 & 11/15/05 and CPAC Minutes 1/10/06 which dealt with articles related to the Kimball house
- Koppelman and Paige 11/15/07 "Re: CPA Act Funds – The Implications of Seideman v. Newton".)

Respectfully Submitted by: Mary Streeter, Clerk
Minutes Approved: 4/15/08